



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 2, 2015

1511-PUD-21

Exhibit 1

Petition Number: 1511-PUD-21

Petitioner: Throgmartin Henke Development, LLP by Nelson & Frankenberger

Request: A text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards.

Current Zoning: Bridgewater PUD District Ordinance

Current Land Use: Vacant

Approximate Acreage: 10.227 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Ordinance Amendment (Parcel L2)
5. Neighbor Meeting Summary
6. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

The Bridgewater Club Restated and Consolidated Planned Unit Development District ordinance (the "Restated Ordinance") identified the property, generally located at the southeast corner of 151st Street and Carey Road (the "Property"), as Area X and required the Property to be developed pursuant to the Parcel H development standards. Area X permits the use of real estate for single-family residential homes. Exhibit 12 of the Restated Ordinance establishes eight (8) different develop standards from Parcel A through H.

Ordinance 11-01 (adopted by the City Council on January 10, 2011 and recorded as Instrument No. 2011004210), rezoned the Property as Area Z. Area Z permits the use of real estate for office/flex space development and prohibited the use of the Property for residential development.

This petition was introduced at the October 12, 2015, City Council meeting. The petition will receive a public hearing at the November 2, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on November 2, 2015, at the APC meeting. Notice of the November 2, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on October 28, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property is approximately ten (10) acres located at the southeast corner of Carey Road and 151st Street (see **Exhibit 2**). The Property is currently zoned by the Bridgewater PUD District Ordinance.

Project Description: The Petitioner is requesting a text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 to allow for the development of single family residences. Single family residences would develop pursuant to the Parcel H standards, included in the Restated Ordinance. A Concept Plan has been included at **Exhibit 3**, consisting of twenty (20) single-family residential Lots. The Petitioner's Narrative is incorporated at **Exhibit 6**.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the November 2, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.